



## 3 bed semi-detached house to buy in EN11

Dymokes Way, Hoddesdon, Hertfordshire, EN11 9NA

**£250,000** Starting Bid

 x3
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Three-bedroom semi-detached
- ✓ Excellent renovation potential
- ✓ Private garden
- ✓ Off-street parking
- ✓ EPC Rating D

Off Street parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Absolute Property are pleased to offer this tenanted 3 bedroom semi-detached house situated in a sought-after residential area of Hoddesdon, this three-bedroom semi-detached property on Dymokes Way presents an excellent opportunity for buyers looking to modernise and add value. , the property is ideal for investors seeking a project with strong potential.

The accommodation comprises a spacious living room, a separate kitchen/dining area, and three well-proportioned bedrooms, along with a family bathroom. Externally, the property benefits from a private rear garden and off-street parking.

Conveniently located close to local amenities, schools, and transport links, this property combines potential with a desirable location.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Semi-detached house

Parking: Off Street, On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

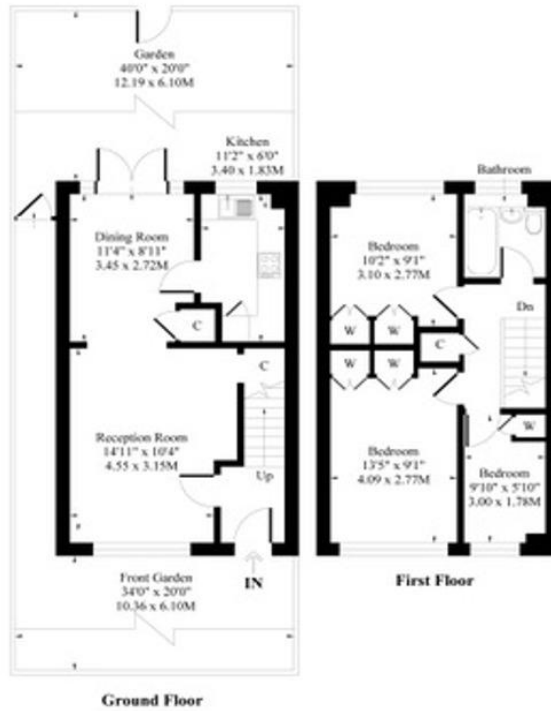
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Dymokes Way



**Approx. Gross Internal Area 825 Sq. Ft / 76.65 Sq. M**

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Dymokes Way, Hoddesdon, Hertfordshire, EN11 9NA

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

